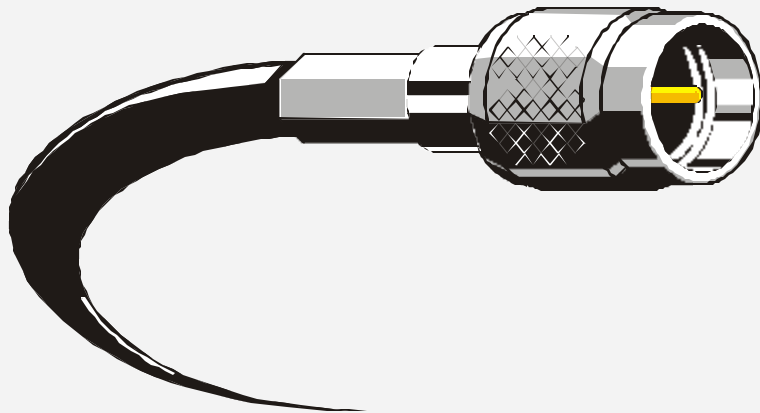


Utah County

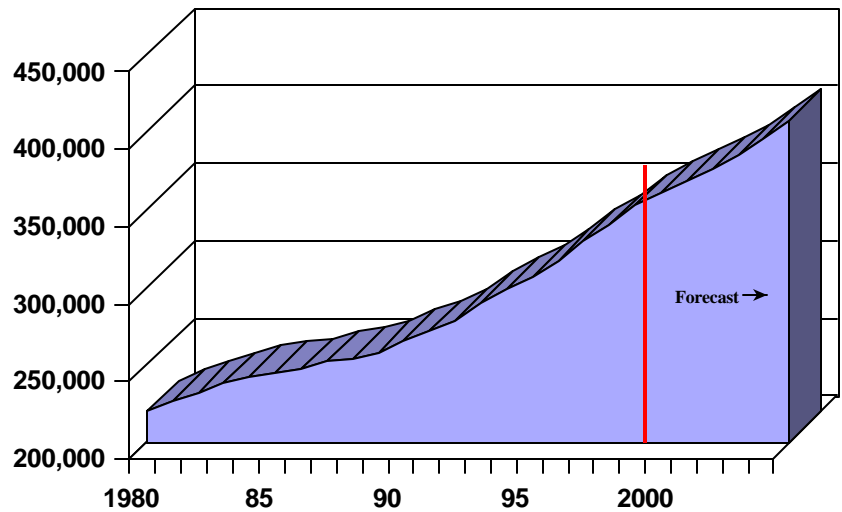
Demographic and Economic Profile



Population Profile

Population growth has been a steady stream in Utah County. The growth rate has accelerated. The 80's grew by 21 percent. The 90's grew by 36 percent. The forecast is for 13 percent more growth by 2005.

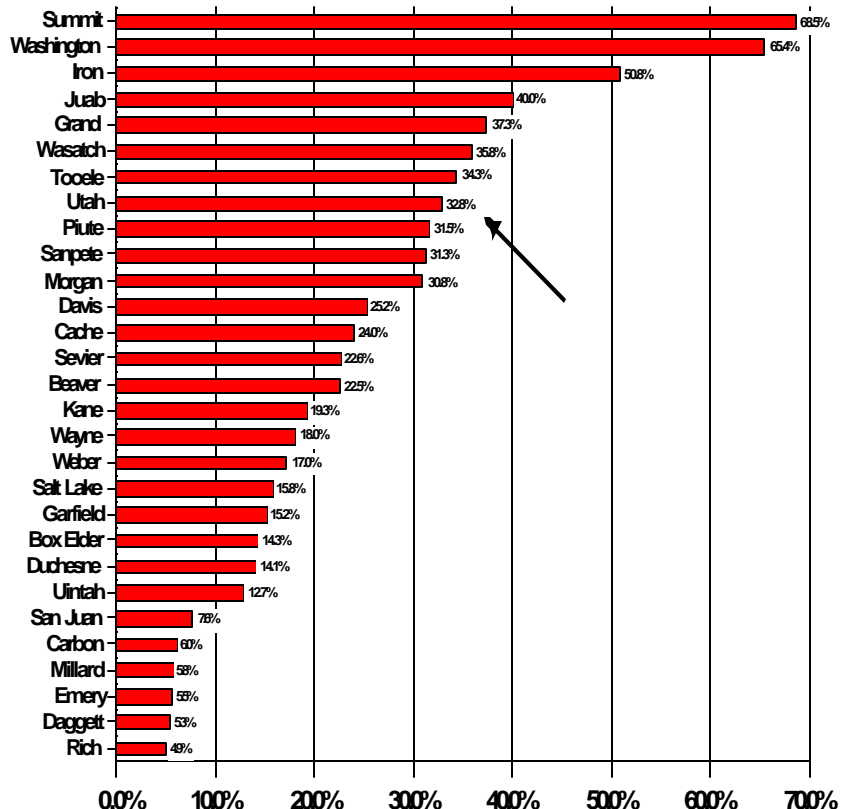
Utah County Population 1980 - 2005



Source: Governor's Office of Planning and Budget.

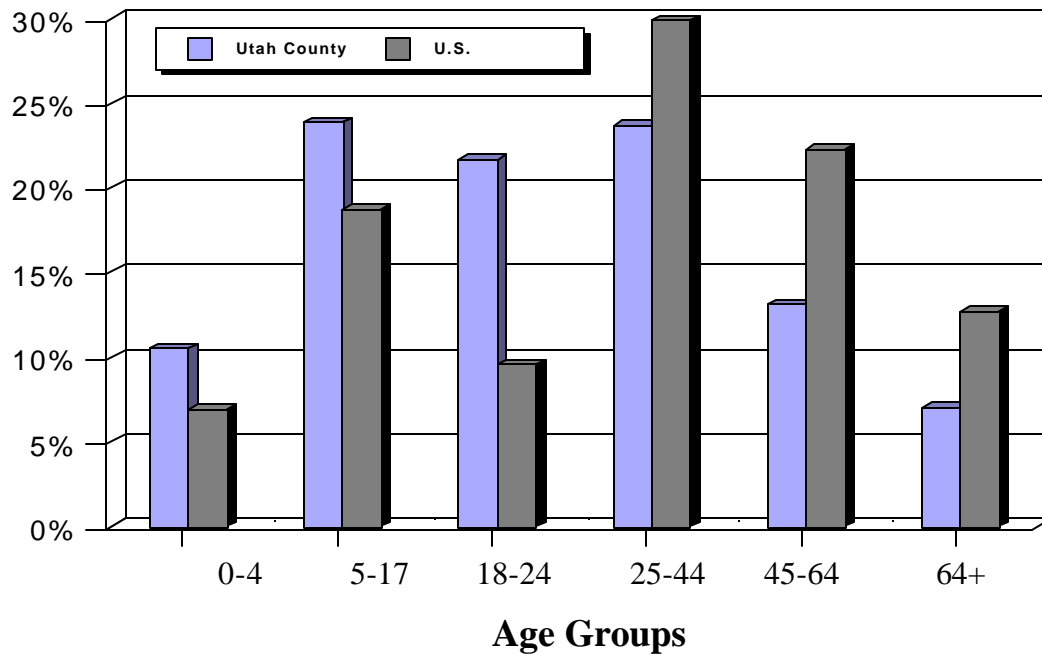
Population Growth by County 1990 - 1999

Utah County experienced the largest growth when compared with Utah's metropolitan counties.



Source: Wasatch Front Regional Council.

population age distribution utah county vs. U.S. 1999

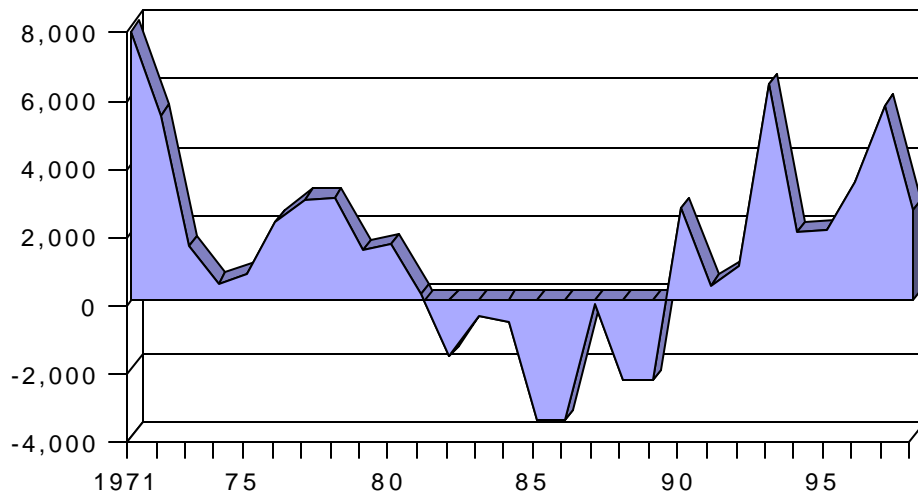


Source: Population Estimate Program, U.S. Bureau of the Census.

Utah County's population profile shows a much younger population than the U.S. average. Utah County's 0-24 year-old population percentage is clearly higher than the corresponding U.S. percentage. Conversely, the older population percentages are below the U.S. average. Utah County has one of the nation's youngest population profiles.

A population that adheres strongly to the Mormon social practice of having large families is the primary factor in this young population profile.

population net-migration pattern utah county 1971 - 1998



Source: Governor's Office of Planning and Budget.

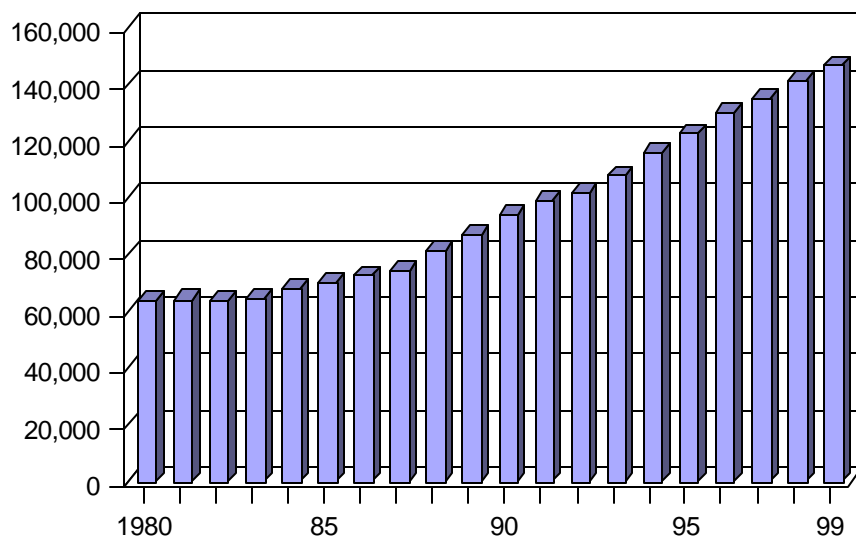
Migration patterns largely mirror the economic performance within the county. The 70's and 90's, times of economic prosperity, showed periods of consistent in-migration. The slow-growth 80's resulted in an outflow of people.

Please note that this is just the migration component of total population. Utah County's population has shown continual growth. The natural increase (births minus deaths) component keeps Utah County's population growth constantly moving upward. The migration component affects this growth by either increasing or decreasing the speed with which the population increases.

Employment Profile

utah County nonfarm empl oyment 1980 - 1999

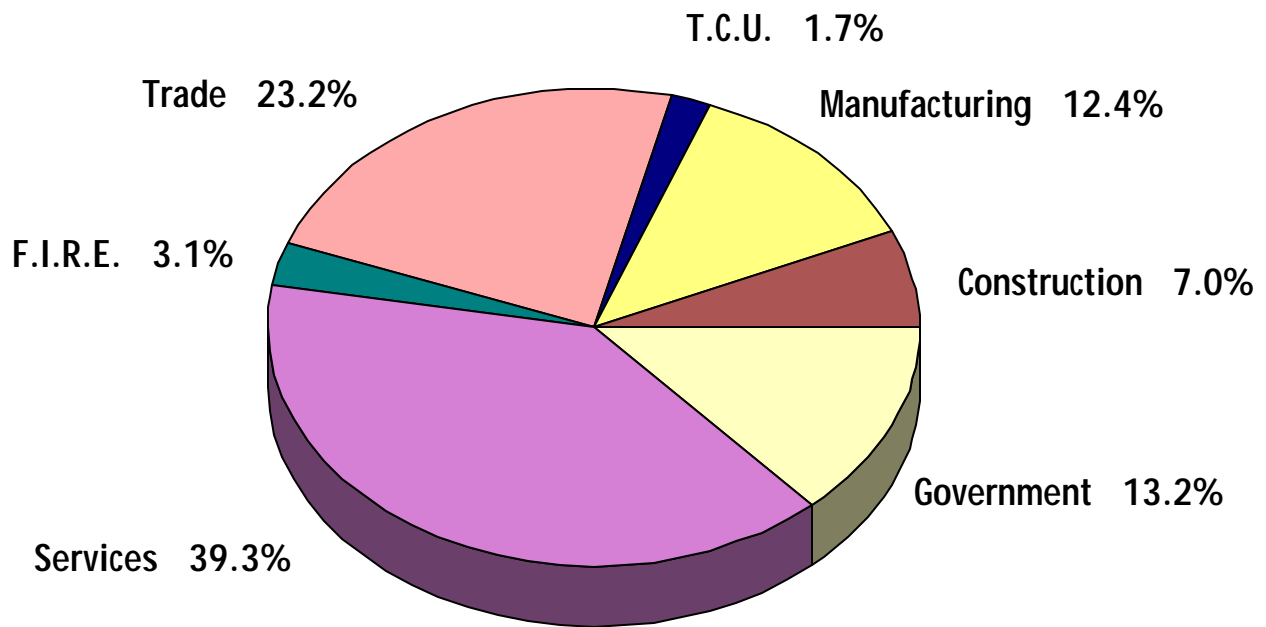
Employment



Source: Utah Dept. of Workforce Services.

Utah County has generally enjoyed a steady rise in employment growth. The early 80's was the lone period of any employment decline, but since then, it has been a steady upward climb. The county's employment doubled in 16 years, from 1980 to 1996.

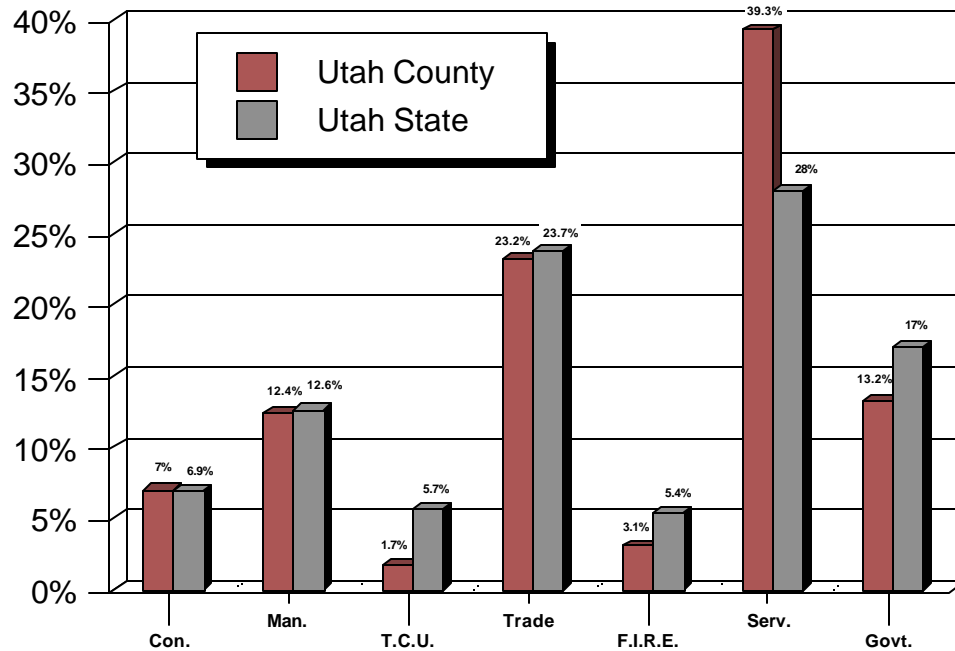
Utah County Industrial Distribution: 1999



Source: Utah Dept. of Workforce Services.

The services division is the largest employment division in Utah County. This is generally the case in most counties, but it is of a very high percentage in Utah County. The state average for service employment is around 27 percent. In Utah County it is 39 percent. Services encompass many types of businesses, from hotels to computers to health care. But the large presence of Brigham Young University (as a private university) is the entity that pushes Utah County's services employment percentage upward.

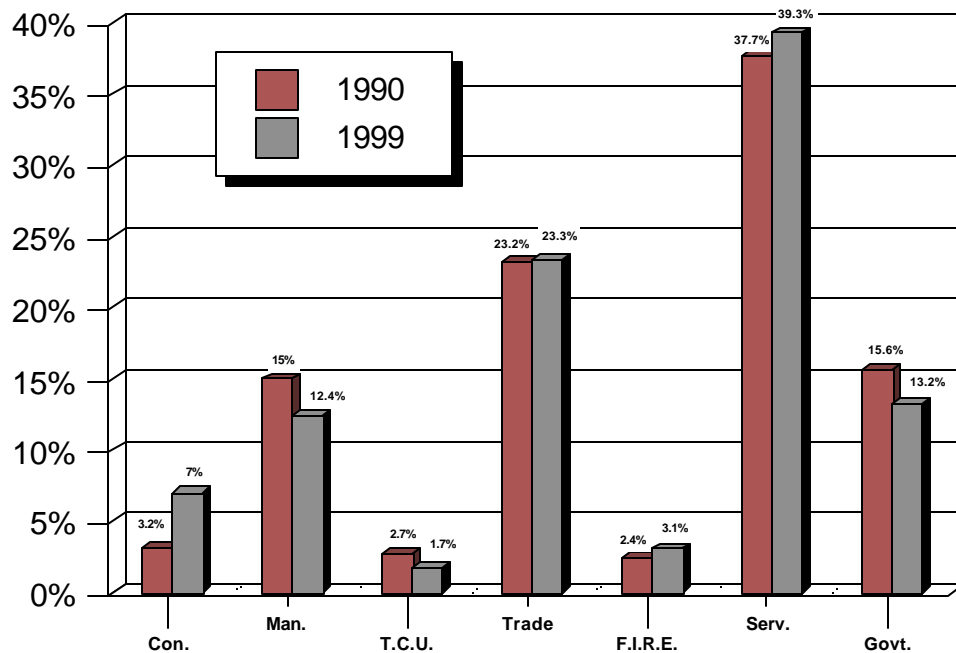
employment by major industry comparison utah county vs. utah state 1999



Source: Utah Department of Workforce Services.

The above chart illustrates the added importance the services division has in Utah County.

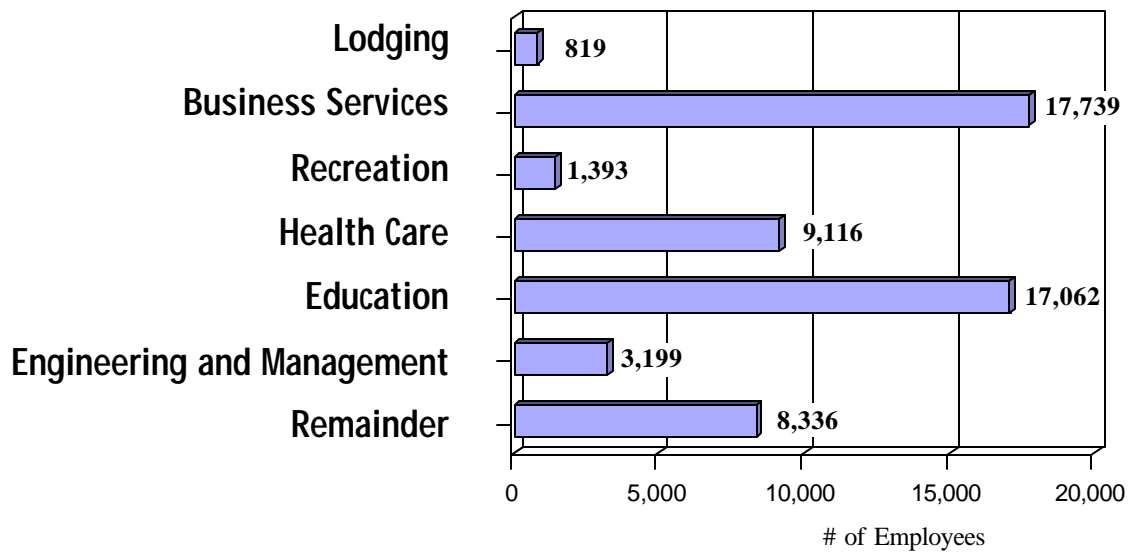
changing percent of employment by major industry utah county 1990, 1999



Source: Utah Department of Workforce Services.

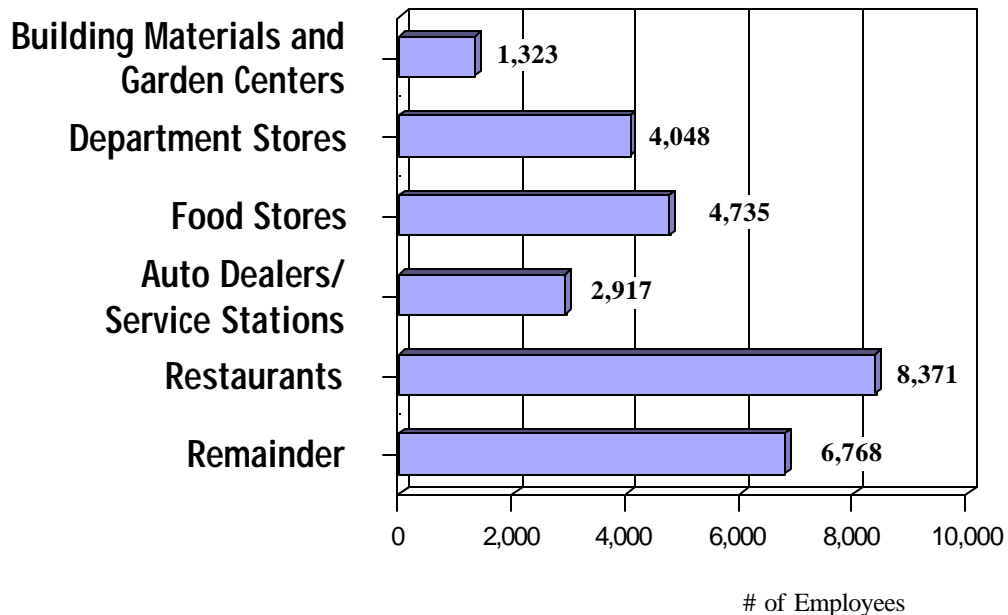
The industrial distribution has evolved in Utah County in the past ten years. Though still only 7 percent of the employment base, the construction industry has grown by a significant amount to move its percentage of employment distribution up several points. Manufacturing, on the other hand, has seen a further deterioration of its standing, even though more people are employed in manufacturing than ten years ago. Services, the dominant industry, has seen its share increase.

services employment distribution utah county 1999



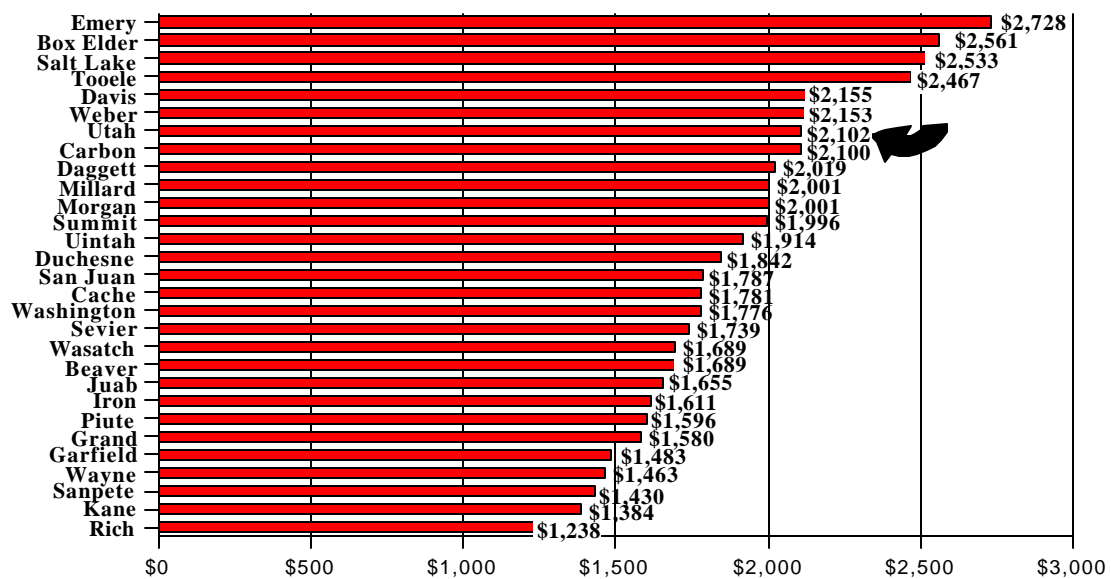
Source: Utah Dept. of Workforce Services.

Retail trade employment distribution utah county 1999



Wages and Income

1999 average wage by county*



* Average monthly wage.

Source: Utah Department of Workforce Services.

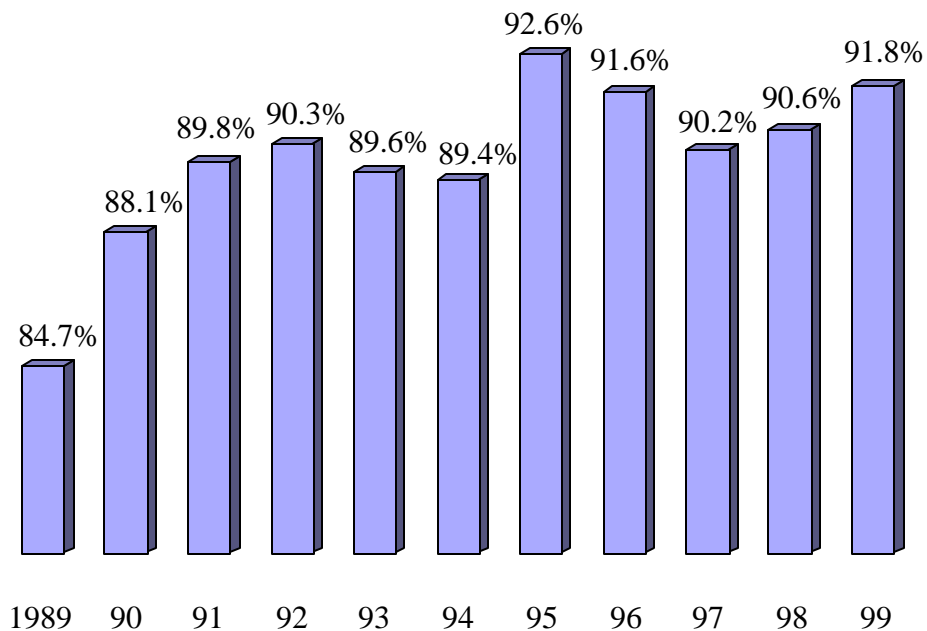
Utah County's average monthly wage standing, compared with the state's other counties, has been climbing in the last several years. Only six counties have a higher monthly wage than Utah County.

**Utah County
Average Monthly Wage
1989 - 1999**

1999	\$2,102
1998	\$2,000
1997	\$1,906
1996	\$1,847
1995	\$1,792
1994	\$1,669
1993	\$1,633
1992	\$1,626
1991	\$1,536
1990	\$1,448
1989	\$1,367

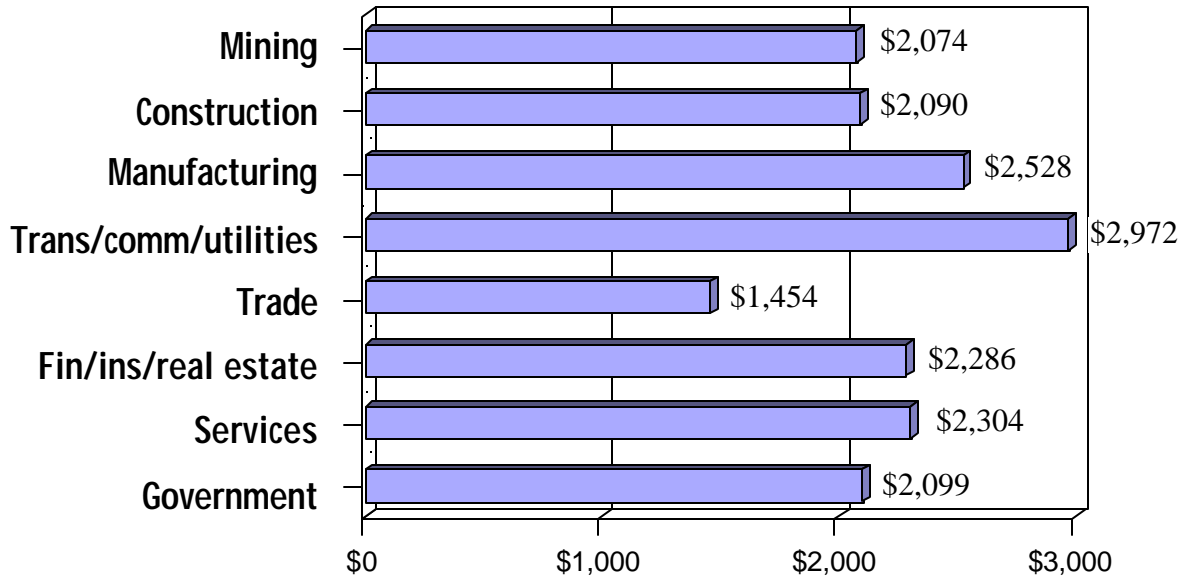
Utah County's average monthly wage is below the Utah statewide average. The disparity is shrinking, though, as the 1990's have developed. Part of the problem is the way the wage is calculated, as areas with high percentages of part-time employment are penalized in the calculation. BYU's working students push this part-time percentage upward. If they are removed from the calculation, then Utah County's percentage moves upward on average by 4 percentage points.

**utah county average monthly wage
as a percent of utah average
1989 - 1999**



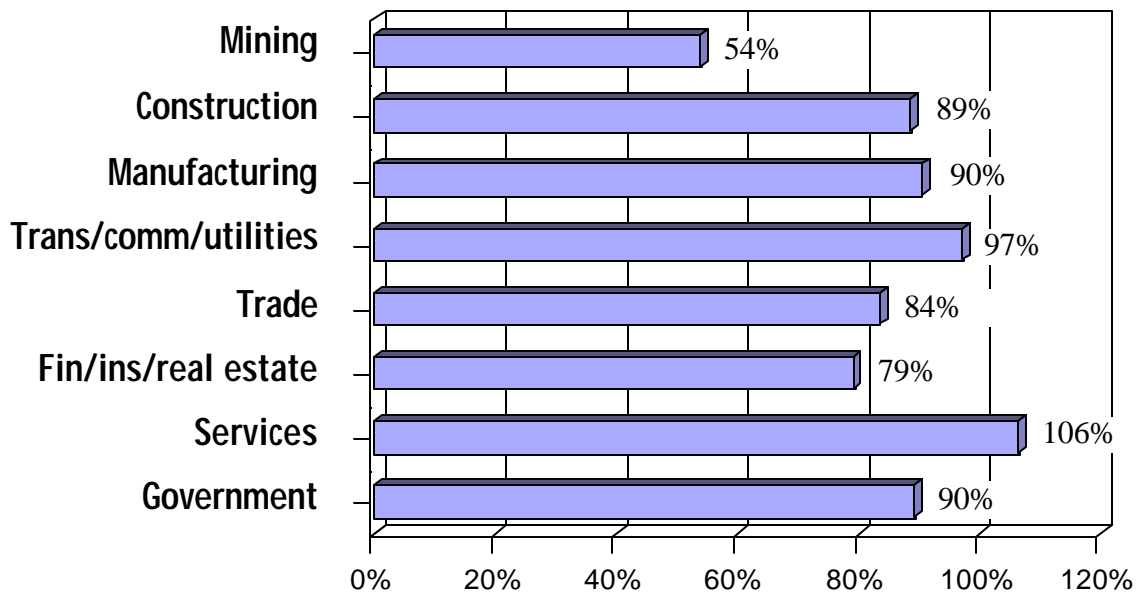
Source: Utah Dept. of Workforce Services.

utah county average monthly wage by major industry division 1999



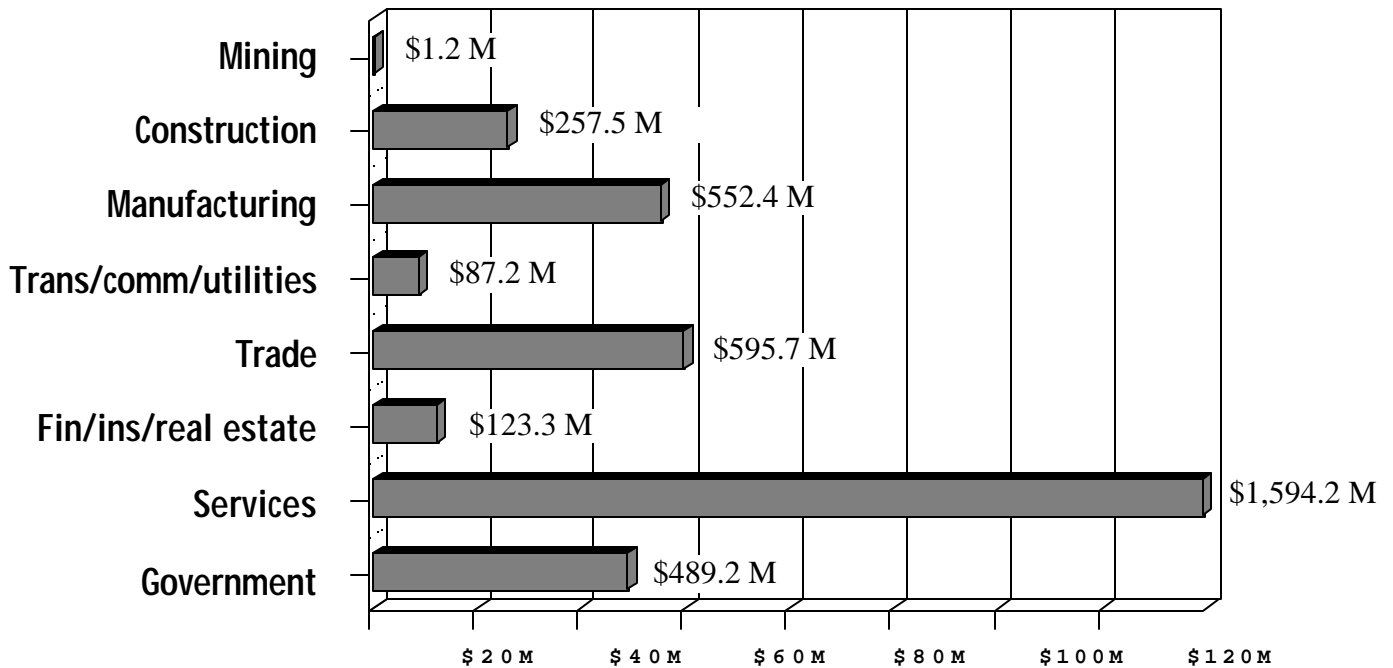
Source: Utah Dept. of Workforce Services.

utah county average monthly wage by major industry division as a percent of Utah average 1999



Source: Utah Dept. of Workforce Services.

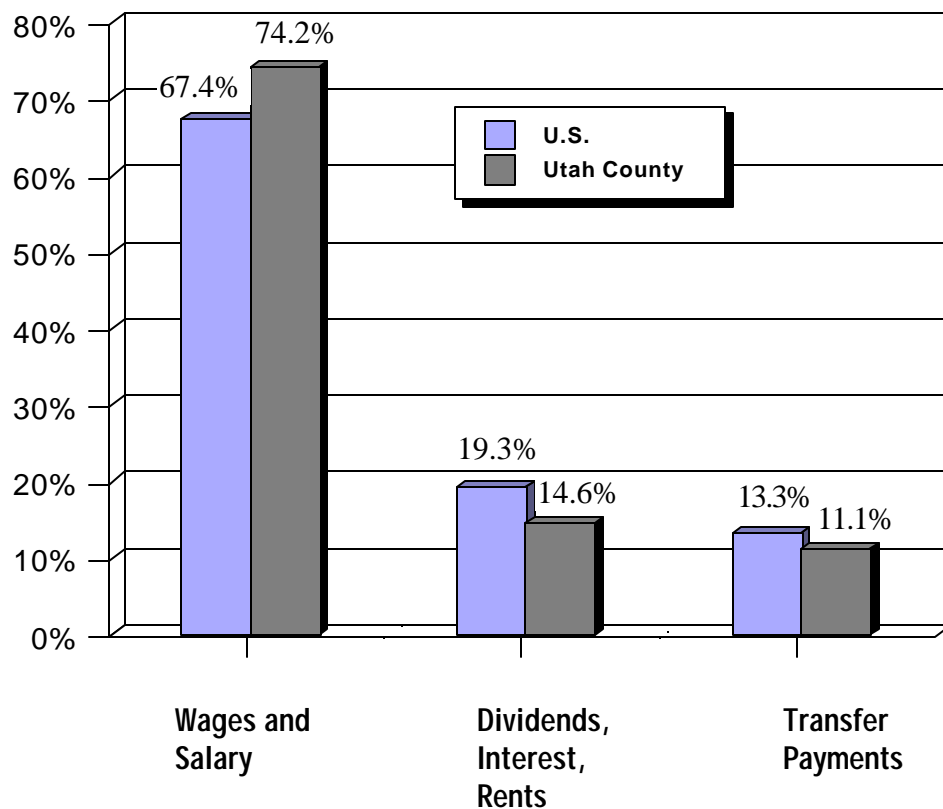
**total wages
by major industry division
utah county
1999**



Source: Utah Dept. of Workforce Services.

When it comes to wages earned, the services industry is the clear leader, supplying 43 percent of the area's wages. Brigham Young University and the computer industry are important components within services. The manufacturing industry is an important industry in the wages-earned component of Utah County, even though employment in trade and government are higher.

distribution of income sources u.S. Vs. utah county 1998

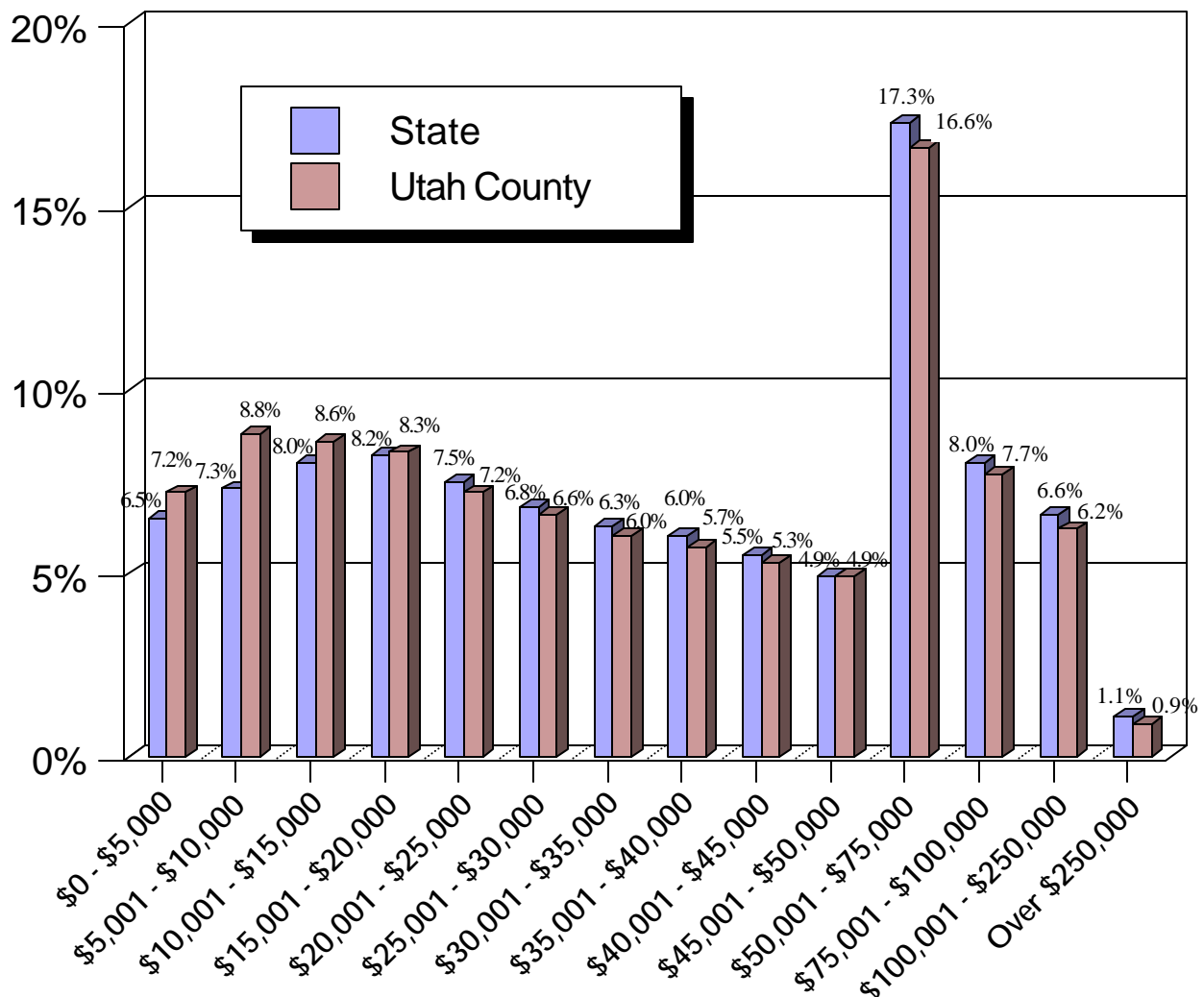


Source: U. S. Dept. of Commerce, Bureau of Economic Analysis.

Wages are just part of the income picture. The overall picture encompasses additional income sources. These include dividends/interest/rents, and transfer payments. The former is self explanatory. These incomes are not static, and are usually a high-income source. Transfer payments, on the other hand, are generally fixed-income and not usually high-income. These include social security, disability, welfare, etc., and are more sustenance payments than they are generators of wealth. Utah County works more for its income, as 74.2 percent of income comes through wages compared with 67.4 percent throughout the U.S. The high-income dividends/interest/rents are a lower percentage of income in Utah County than against the U.S.

Another analysis of income is income tax returns. Graphically represented below, the data show that Utah County is close to the state average, but has a stronger tendency of leaning toward the lower-income side of that average. At the low-income levels, Utah County's percentage is higher than the state. As incomes climb, that percentage falls below the state average.

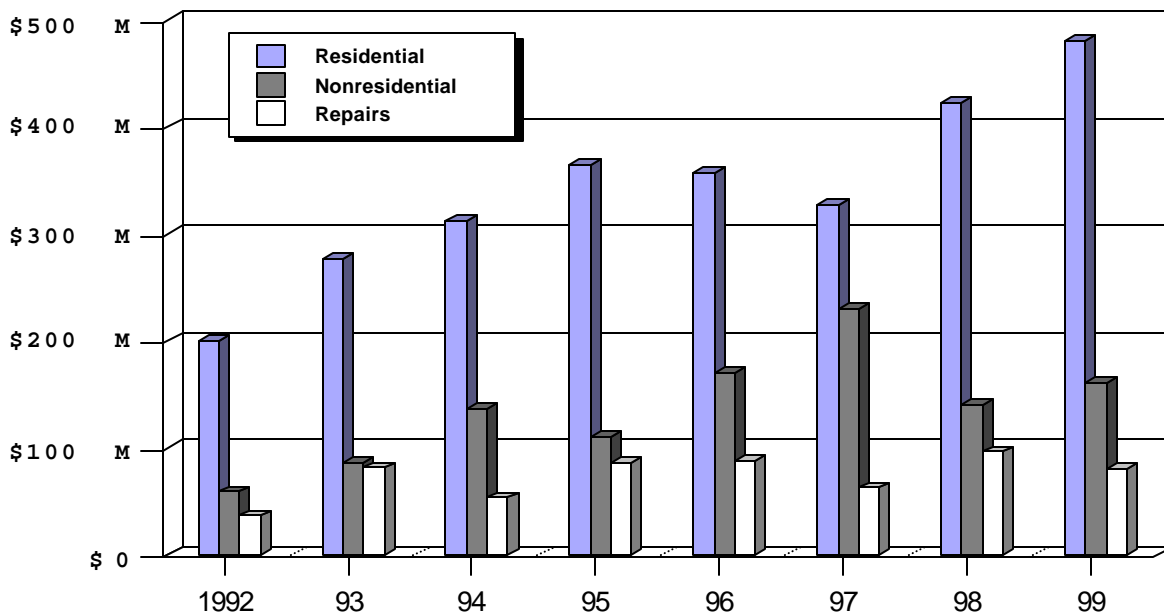
Income classifications reported from income tax returns utah county and statewide average 1998



Source: Utah State Tax Commission, Family Based Statistics of Income.

Other Economic Indicators

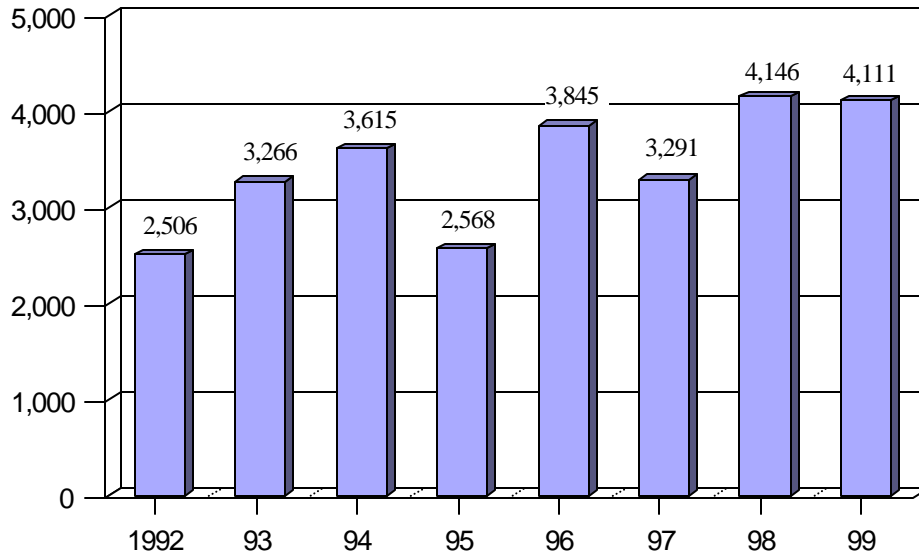
Construction permit values in utah county residential , nonresidential , repairs 1992 - 1999



Source: Bureau of Economic and Business Research, University of Utah.

Construction activity in Utah County has increased throughout the 1990's. Residential valuation dominates. Generally, residential valuation is higher in succeeding years, except for 1996 and 1997. Nonresidential valuation has grown inconsistently over this decade, and is still secondary to residential construction.

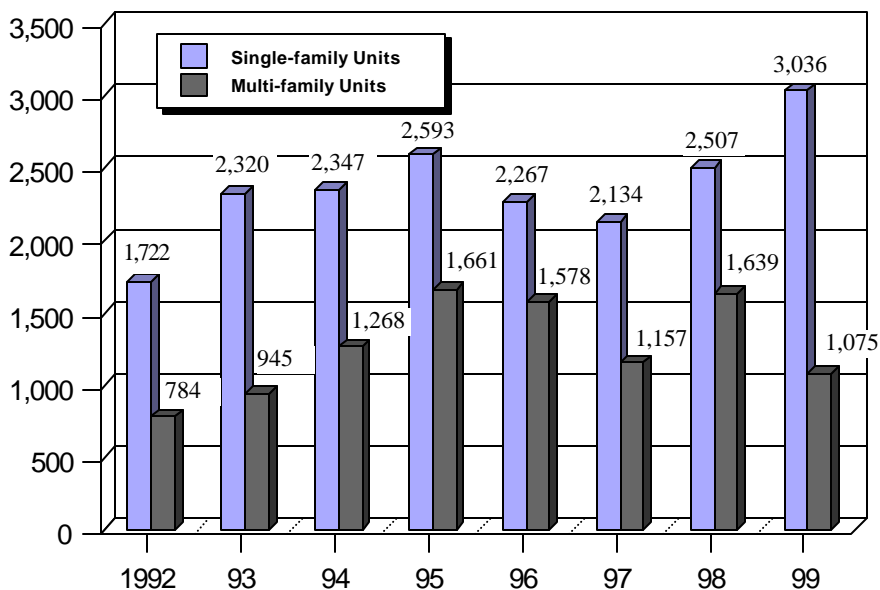
authorized dwelling units utah county 1992 - 1999



Authorized residential dwelling unit numbers have increased throughout this decade. There have been periods of lower authorizations in the next year, but the general trend has been an upward climb.

Source: Bureau of Economic and Business Research, University of Utah.

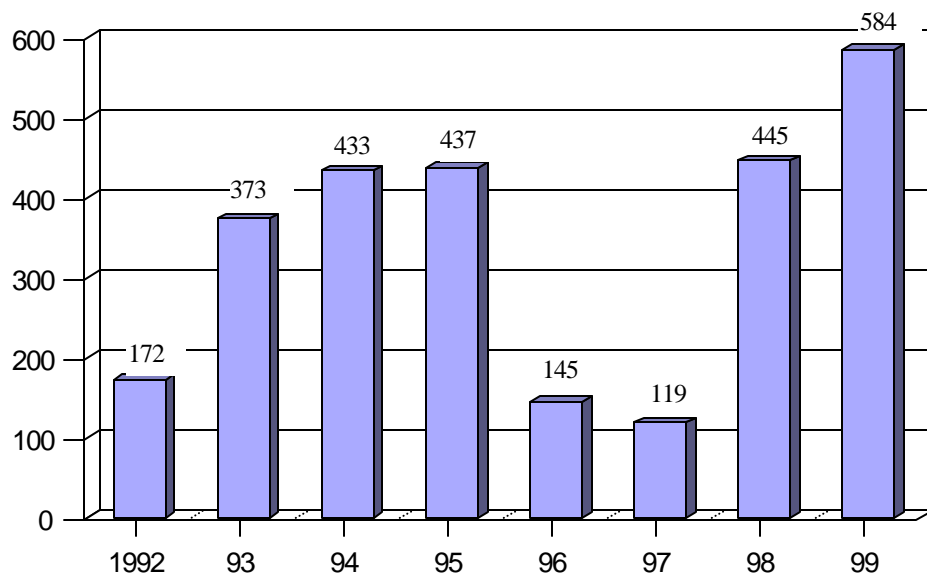
residential permit authorizations single-family homes and duplex/apartment units utah county 1992 - 1999



Within residential activity, single-family housing units dominate. Authorization of multi-family units has been up and down. Most of the multi-family units are in Orem or Provo.

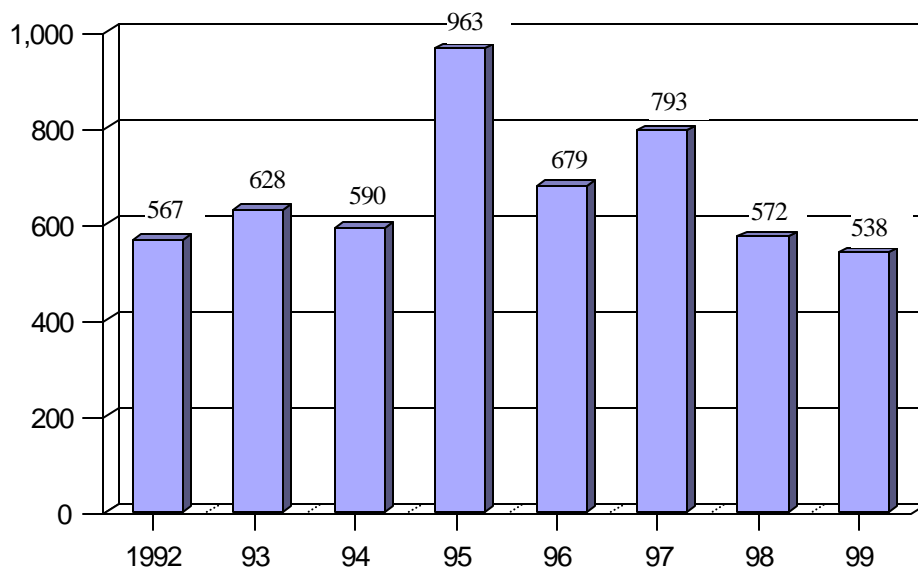
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units
Lehi
1992 - 1999



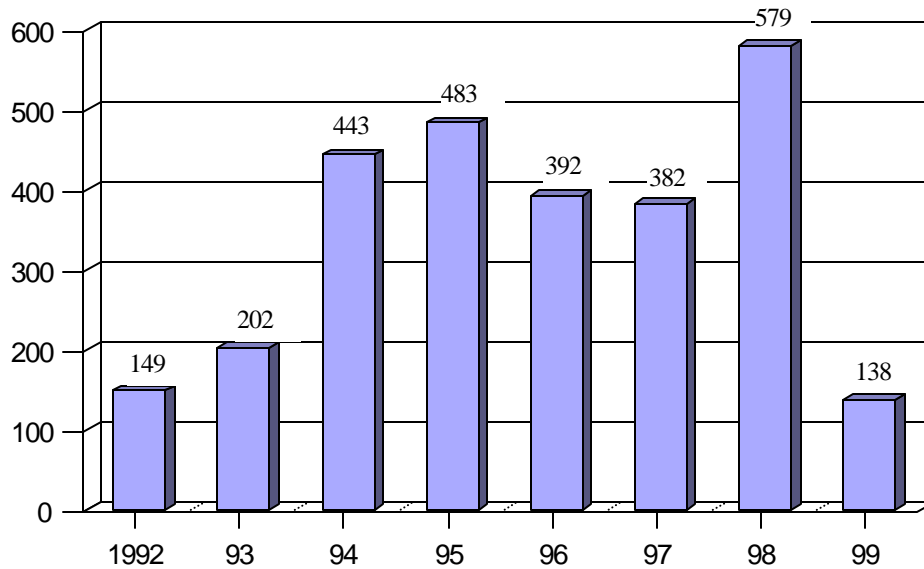
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units
Orem
1992 - 1999



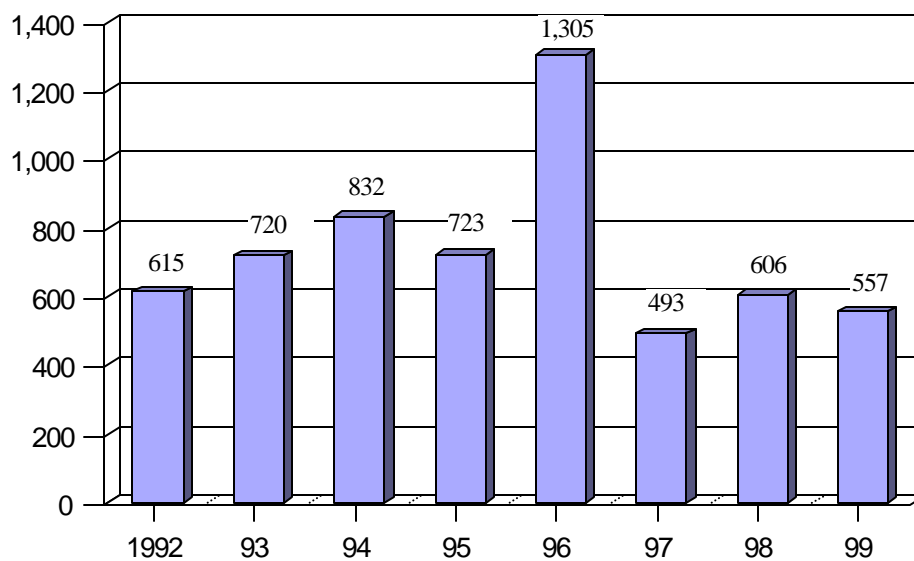
Source: Bureau of Economic and Business Research, University of Utah.

**authorized dwelling units
pleasant grove
1992 - 1999**



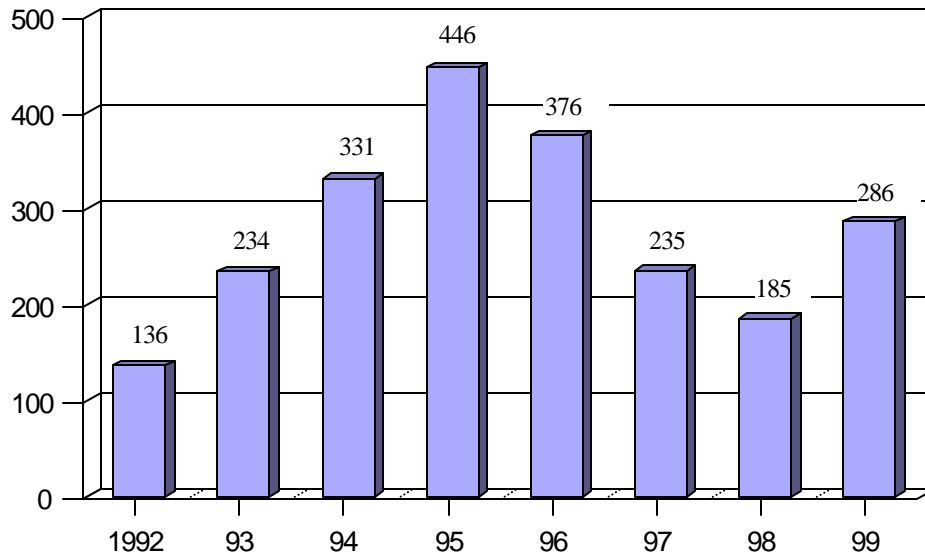
Source: Bureau of Economic and Business Research, University of Utah.

**authorized dwelling units
provo
1992 - 1999**



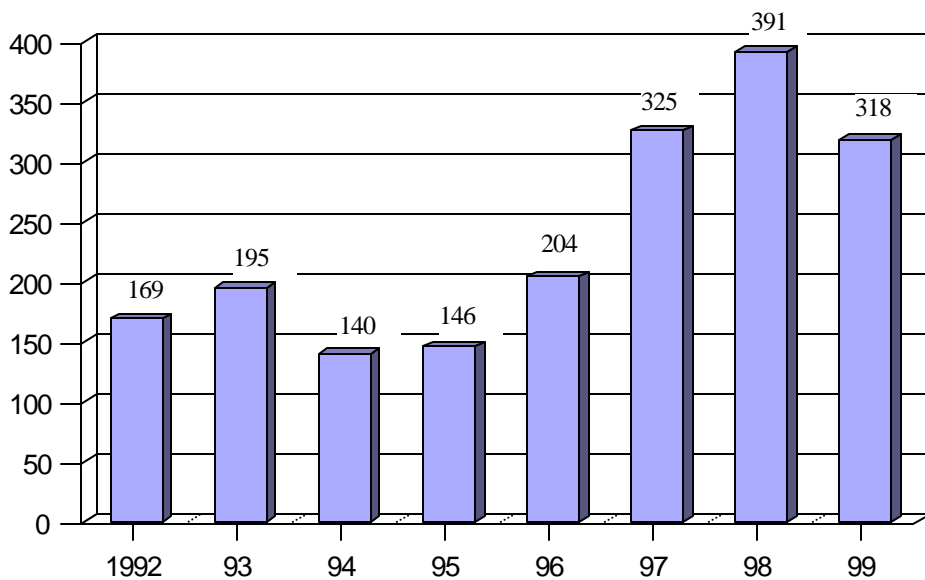
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units
spanish fork
1992 - 1999



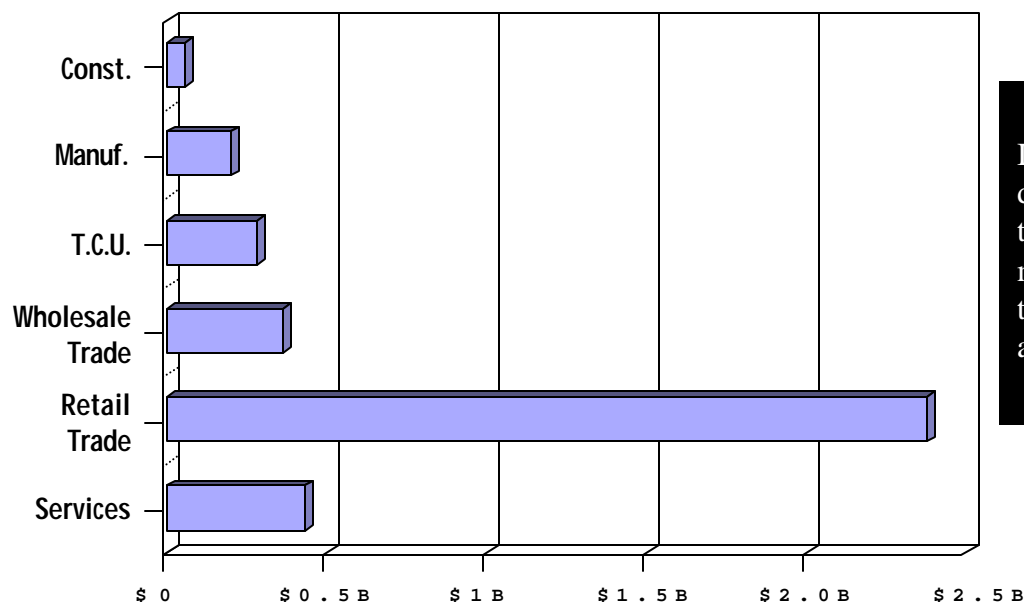
Source: Bureau of Economic and Business Research, University of Utah.

authorized dwelling units
springville
1992 - 1999



Source: Bureau of Economic and Business Research, University of Utah.

taxable sales by Major industry utah county 1999

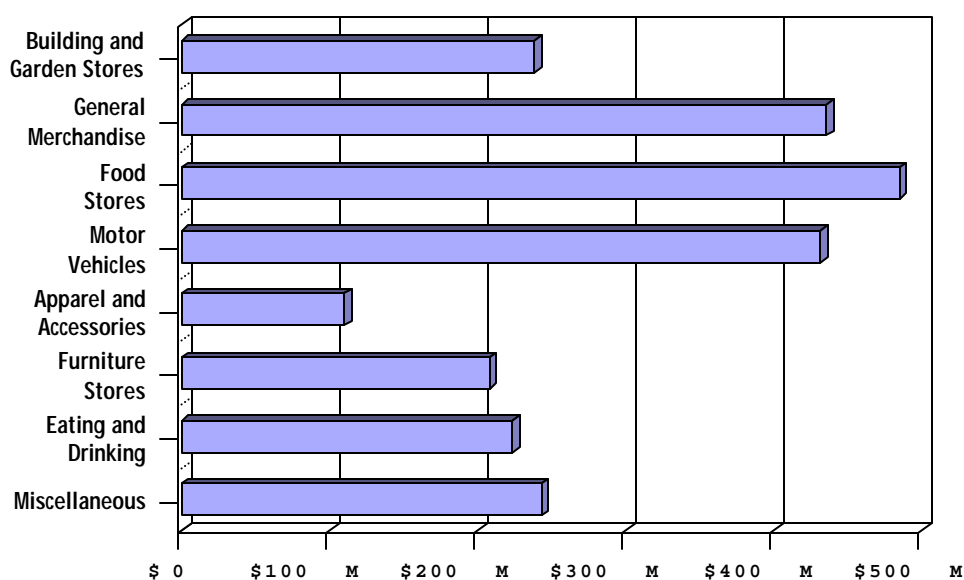


In a consumer-driven economy, the major point of monetary interaction is retail trade activity.

Source: Utah State Tax Commission.

taxable sales in the retail trade industry utah county 1999

Everyone must eat, so food stores are the leader in sales. Auto dealers and department stores also capture large portions of the consumer dollar.



Source: Utah State Tax Commission.

Utah Department of Workforce Services

American Fork
751 East Quality Drive
American Fork, UT 84003
801/492-4500

Provo North
1550 North 200 West
Provo, UT 84604
801/373-7500 Ext. 304

Provo South
150 East Center
Suite 4200
Provo, UT 84606
801/374-7876

Payson
910 East 100 North
Payson, UT 84651
801/465-5300

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